

**PRE-REVIEW MEETING  
6:00 P.M.  
LAW CONFERENCE ROOM**

**REVIEW MEETING  
6:30 P.M.  
AUDITORIUM**

David. G. Slife, Slife Heating and Cooling, contractor, and Mary Lannon, applicant and property owner, were present to explain the request. Because the rear yard had a deck, shrubbery, and a planned addition, they wanted to place the A/C unit on the side of the deck. The unit would be screened from the neighbors.

Mr. Fillar said there were two variances (he described the calculations on the application; only one was mentioned at the pre-review meeting), and the Division of Housing and Building had no objections.

There were no comments or questions from the public.

Ms. Matousek asked about the noise level. Mr. Slife said it was low with a reading of about 73.

A motion was made by Mr. Nagy, seconded by Mr. Krewson, to **GRANT** the request as clarified by Mr. Fillar. All of the members voting yea, the motion passed.

**5. Docket 11-46-12 15100 Detroit Avenue  
Marjorie Building**

Robert Blatchford, Blatchford Architects, applicant, requests approval for a variance, pursuant Ordinance 91-95, Section 1143.05 – Schedule of Uses and Space Requirements – because of the addition of three (3) dwelling units, a request is for five (5) total parking; three (3) are required to be garage spaces, and two (2) are required to be open. This property is located in a C2 - Commercial, Retail district. (Page 10)

Robert Blatchford, applicant, was present to explain the request. Mr. Blatchford began by stating the owner of The Exchange had purchased the entire building, and was in the process of remodeling it in stages; the first stage was the west end upstairs, the second stage was the eastern end upstairs, the fourth stage was the storefronts, and there was an undeclared use of the back property over seven (7) garages. They were working with the Architectural Board of Review ("ABR") who seemed favorable to the renovations; final approval was yet to be granted dependent upon finer details, materials, signage, and etc. The anticipated time frame was one to one and one half years (1 to 1.5). It appeared the building had been four (4) separate units upstairs when first constructed; two in the middle and one on either end. Over the course of the years, the upstairs developed into six (6) units with balconies. It was in a great location with numerous parking lots, amenities within walking distance, and prominent bus lines. The existing seven (7) garages were in the process of being cleaned; the current tenants had been parking on the side streets. The City was asked about obtaining parking permits, but they were told they were reserved for businesses and stores. He described the parking areas the tenants had been using; proximity and number of spaces, and calculated they needed nine (9) parking spaces, in addition to the existing seven (7) garage spaces, which resulted in the need of two (2) additional outdoor parking spots. However, the Planning Department indicated they needed three (3) additional covered parking spots with two (2) additional outdoor parking spaces. They would request whatever additional number of parking spots the Board/City deemed necessary. The hardship was there were no buildings that could be razed to allow for more parking; they did not want to remove residential homes. The logical thing would be to allow continued parking on the side streets. He stated they would repair the sidewalks and maintain the sidewalk trees. The existing garages would remain. An asphalt driveway led to a concrete courtyard. There was no room to park in front of the garages; it would inhibit vehicular movement.

Mr. Fillar said stated that Robert Apanasewicz, Assistant Building Commissioner, Commercial, calculated a variance of four (4) additional parking spaces. Mr. Apanasewicz had not explained his calculations to Mr. Fillar, but Mr. Fillar was confident of the mathematical conclusion. Mr. Apanasewicz had told Mr. Fillar there were numerous buildings with the same situation; yet the Marjorie Building was in a good position for parking, and he had no objection to the variance. The application was written differently from Mr. Apanasewicz's math, and Mr. Fillar said they should follow Mr. Apanasewicz's calculations for the needed variance.

There were no comments or questions from the public.

Mr. Krewson asked for the number of bedrooms per apartment. Mr. Blatchford said there were two (2) bedrooms in four (4) apartments and one (1) bedroom in two (2) apartments. Asked why cars were parked in the garages, Mr. Blatchford replied they had been used for storage and were in the process of being cleared.

A motion was made by Mr. Krewson to **GRANT the request with the following stipulation** that in such number not to exceed four (4) as required by final approved plan and whose scope does not exceed the plan as present before the Board today.

Mr. Butler sought clarifying of the motion by stating "to approve a variance for the minimum number of off-street parking spaces required with such approval..." Mr. Krewson continued "whose scope does not exceed..." Mr. Butler continued "variance shall not exceed..." Mr. Krewson concluded "in such number not to exceed four (4) as required by final approved plan whose scope does not exceed the plan presented before us today." Based on the final approval, it could be two (2) or four (4) parking spaces). Seconded by Mr. O'Leary, and all of the members voting yea, the motion passed.

#### 6. Adjourn.

A motion was made by Mr. Krewson, seconded by Ms. Ms. Bender, to **ADJOURN** the meeting at 6:55 P.M. All of the members voting yea, the motion passed.

Signature Sam S. Ny Date 1/17/13



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. MARY LANNON
2. DAVID G. SLIFE
3. Robert Blatchford
4. RICHARD BORN
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

- Mary Lannon
- David Slife
- Mr. Blatchford
- RBorn
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☒ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, November 15, 2012

**Schwarz, Johanna**

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**From:** Melissa Watson <watsnu@hotmail.com>  
**Sent:** Monday, November 12, 2012 6:35 AM  
**To:** Planning Dept  
**Cc:** Mary Lannon  
**Subject:** Variance request

Attention: Mary Leigh  
Board Secretary  
Planning & Development

Re: Section 1121.07 as related to 2128 Olive Avenue; Lannon, Mary

I harbor no reservations regarding the installation of an air conditioning unit.

Sincerely,

Miriam Watson

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*"You can judge a people by how they treat their animals."* Mohandas Gandhi

November 14, 2012

City of Lakewood  
Board of Zoning Appeals  
12650 Detroit Avenue  
Lakewood, OH 44107

To Whom It May Concern:

I, as owner of 15100 Detroit Avenue, hereby grant Blatchford Architects  
(Richard Bozie) as my agent to represent our firm before the Lakewood Board  
of Zoning Appeals.

Sincerely,

  
John Shahinian, President  
Allied Real Estate Company





# Board of Zoning Appeals

November 2012







## 2128 Olive Avenue

BZA November 2012





2128 Olive Avenue

E2A November 2012



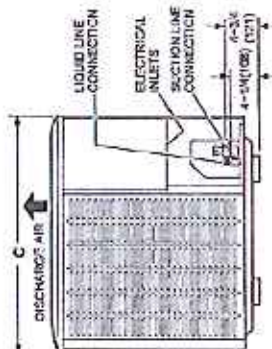
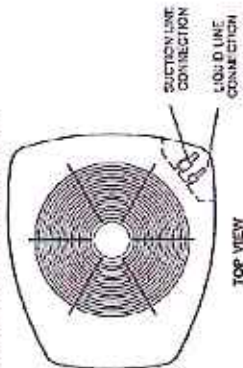


2128 Olive Avenue

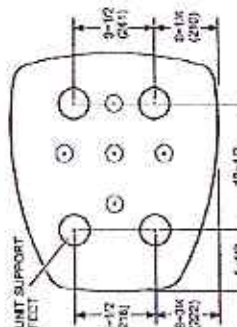
BZA November 2012



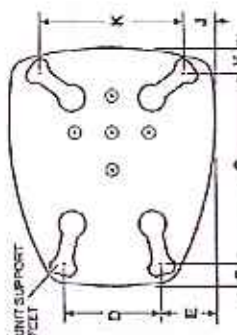
# DIMENSIONS - INCHES (MM)



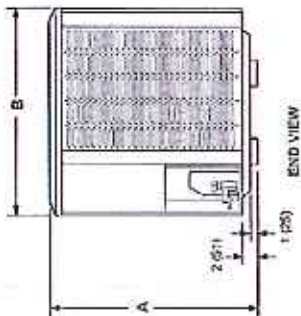
SIDE VIEW



XC14-016 BASE SECTION  
(Small Base)



XC14-024 TO -030 BASE SECTION  
(Medium and Large Base)



END VIEW

Model No.	A	B	C	D	E	F	G	H	J	K
	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm
XC14-016	3"	76.2	27	686	28	711	...	...	...	...
XC14-024	35	889	35-1/2	899	35-1/2	899	35-1/2	899	35-1/2	899
XC14-030	35	889	35-1/2	899	35-1/2	899	35-1/2	899	35-1/2	899
XC14-036	38	965	38-1/2	978	38-1/2	978	38-1/2	978	38-1/2	978
XC14-041	38	965	38-1/2	978	38-1/2	978	38-1/2	978	38-1/2	978
XC14-042	37	927	37-1/2	943	37-1/2	943	37-1/2	943	37-1/2	943
XC14-047	35	889	35-1/2	899	35-1/2	899	35-1/2	899	35-1/2	899
XC14-048	39	991	39-1/2	1003	39-1/2	1003	39-1/2	1003	39-1/2	1003
XC14-050	35	889	35-1/2	899	35-1/2	899	35-1/2	899	35-1/2	899

Slife Hwy C19  
13729 Madison Ave.  
Lakewood OH 44107

15

52

2128 olive  
Mary Lannon

House

22

N

58"

Electric Panel

AC  
XC14-030  
75 1/2

10 1/2

6"

Garage

Deck

9

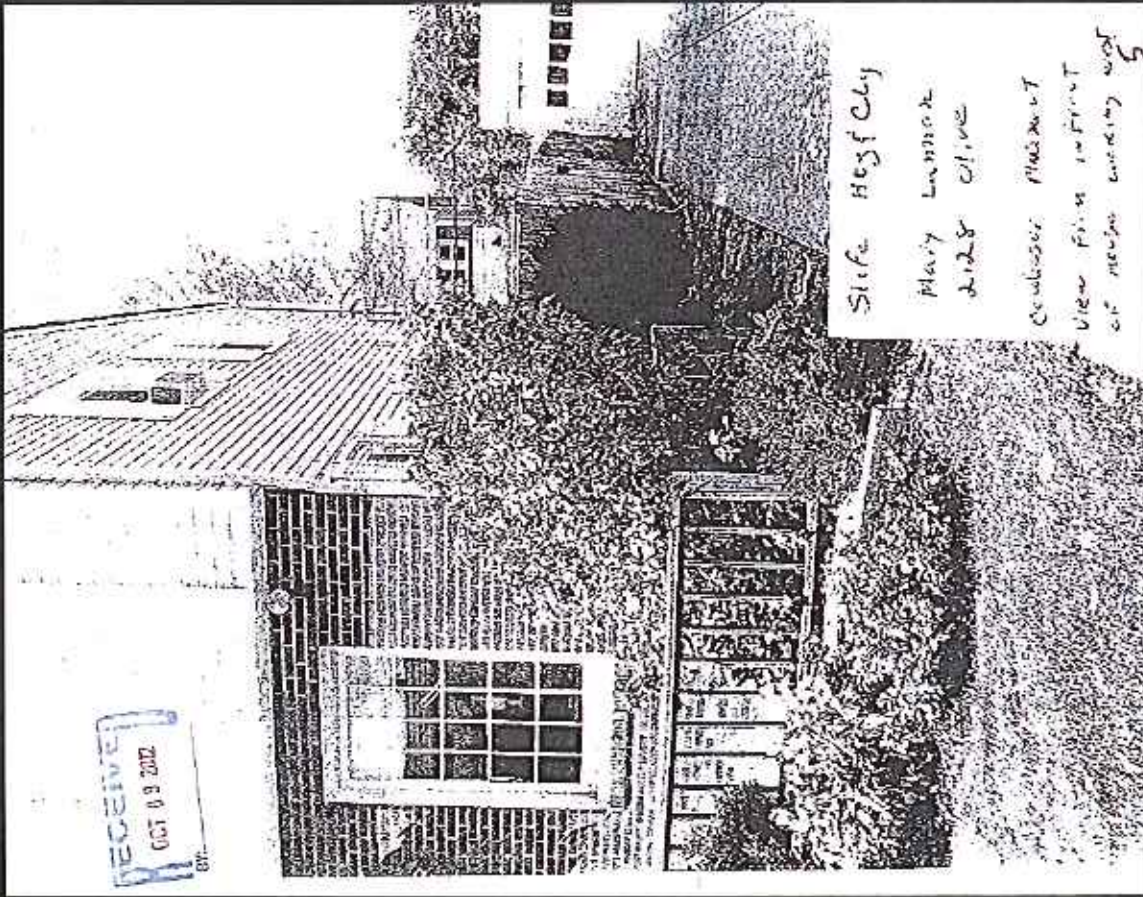
HOUSE TO PROPERTY LINE  
4'



2128 Olive Avenue

BZA November 2012



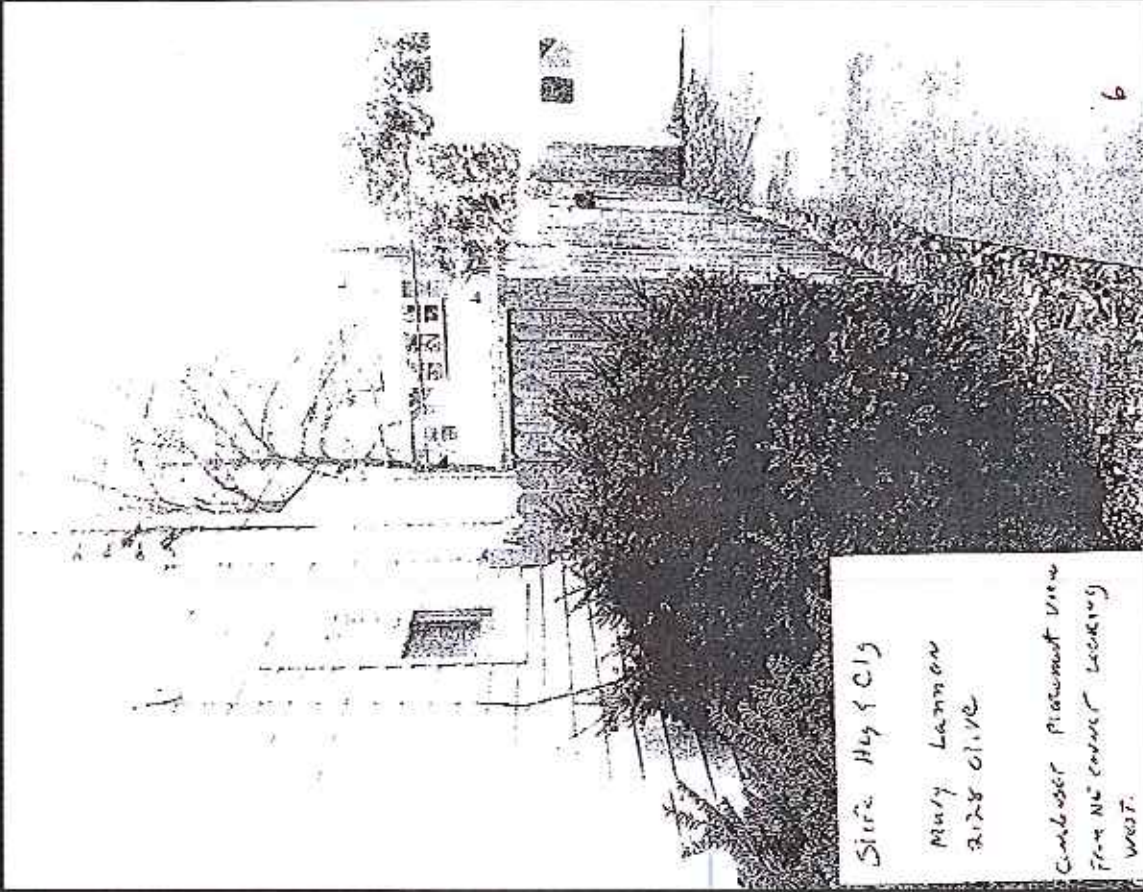


Stife Hysfoly

Mary Lamm  
2128 Olive

Carboser Placemat View  
View from front  
of house looking west

5



Stife Hysfoly

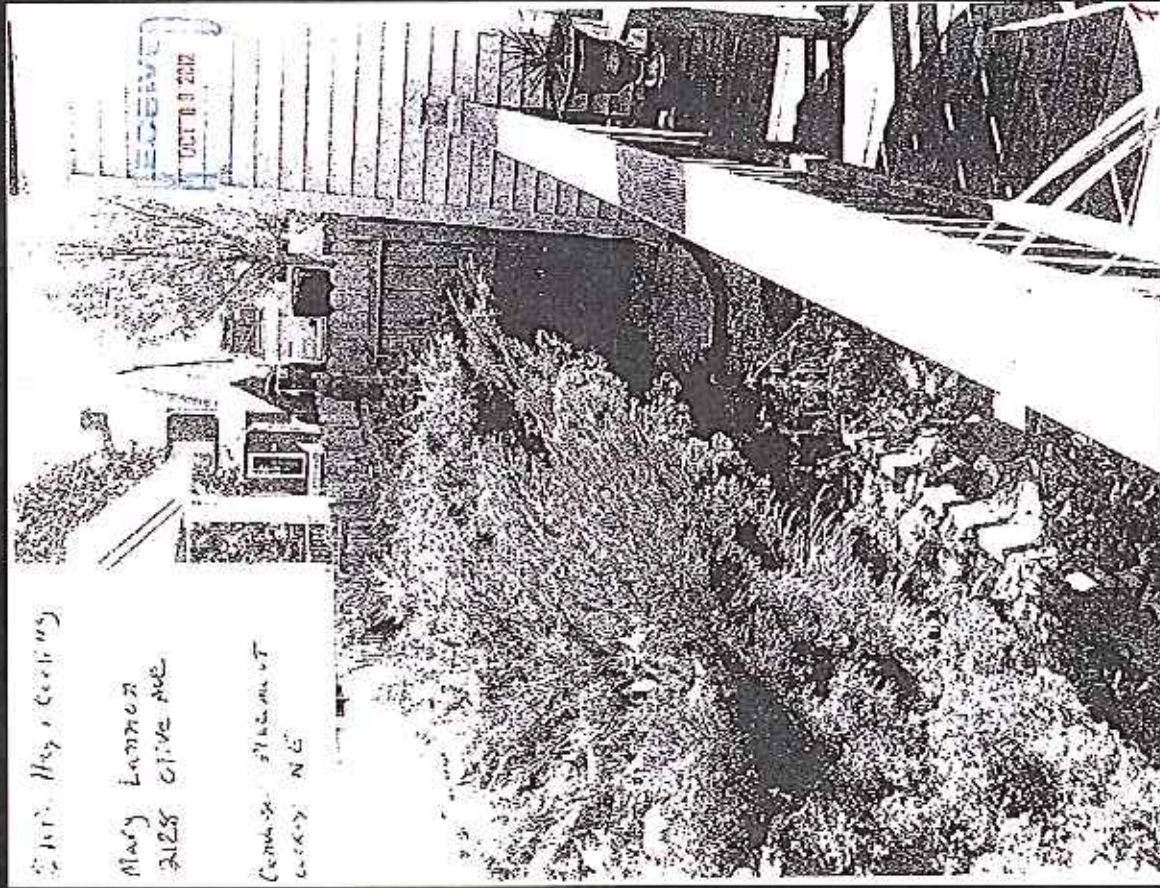
Mary Lamm  
2128 Olive

Carboser Placemat View  
View from front  
of house looking west

6

## 2128 Olive Avenue



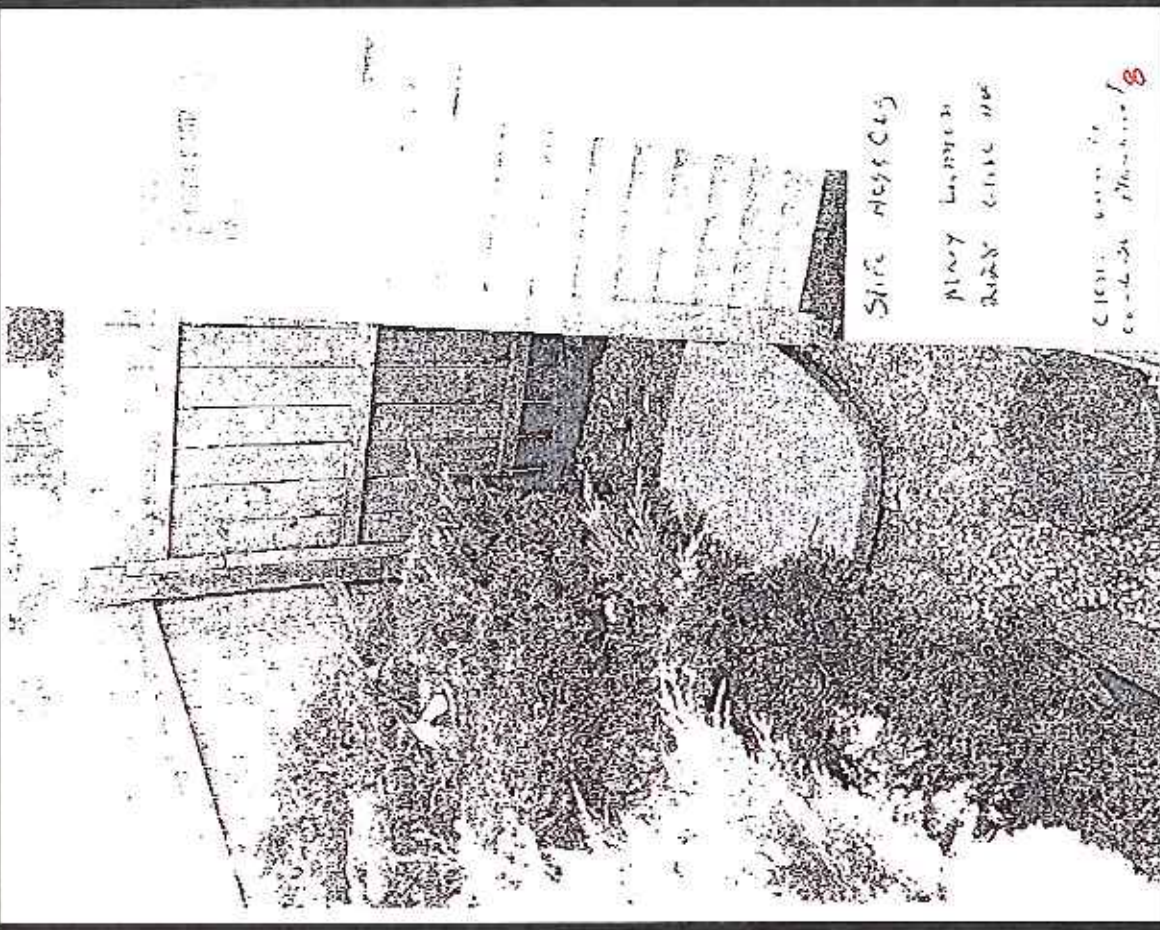


Shirley May & Carolyn

Mary Lammert  
2128 Olive Ave

Central - 514-244-1111  
Cody NE

LEGISLATIVE  
OCT 9 2012



Shirley May & Carolyn

Mary Lammert  
2128 Olive Ave

Central - 514-244-1111  
Cody NE

## 2128 Olive Avenue





## 15100 Detroit Avenue Marjorie Building

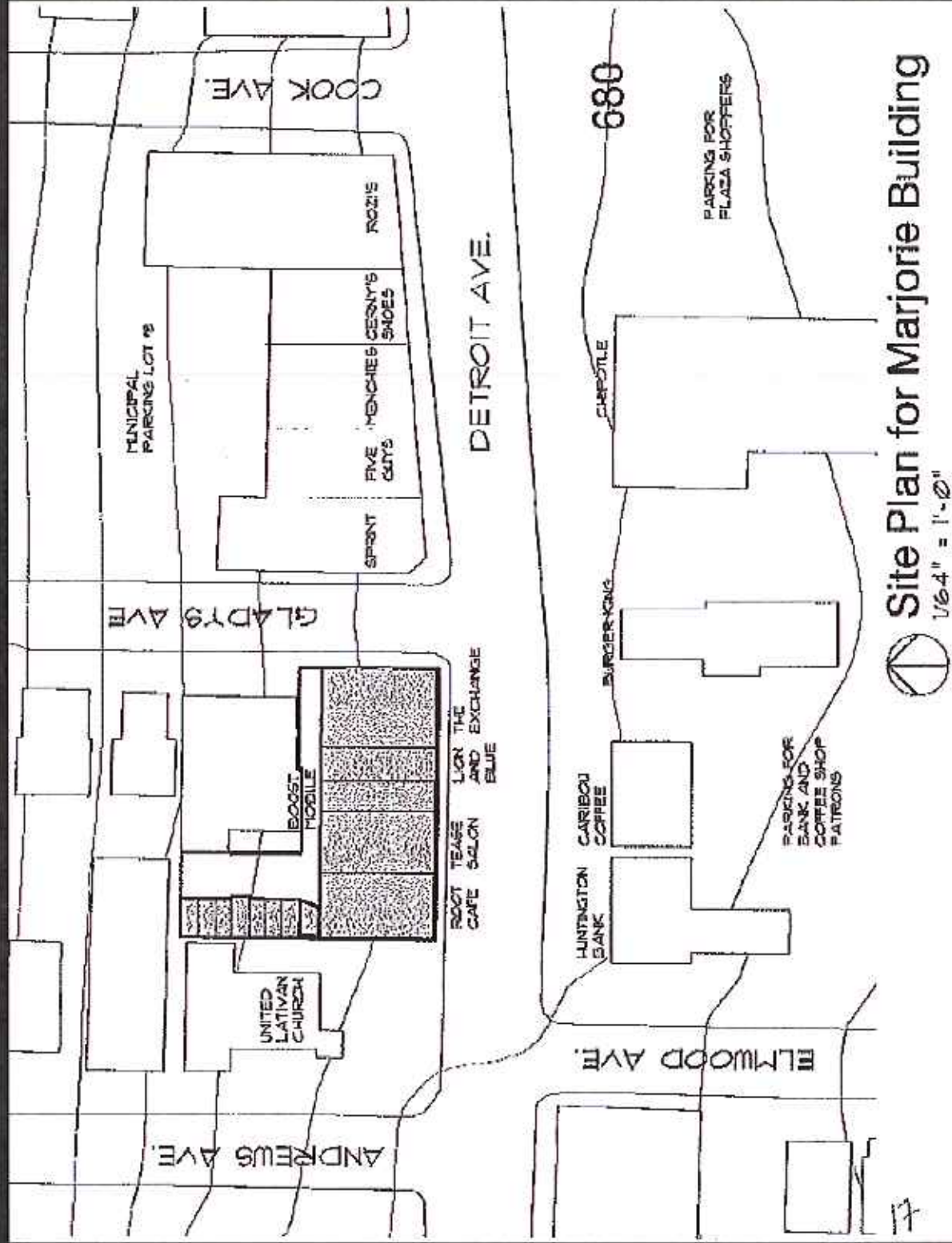
BZA November 2012





FBR November 2012

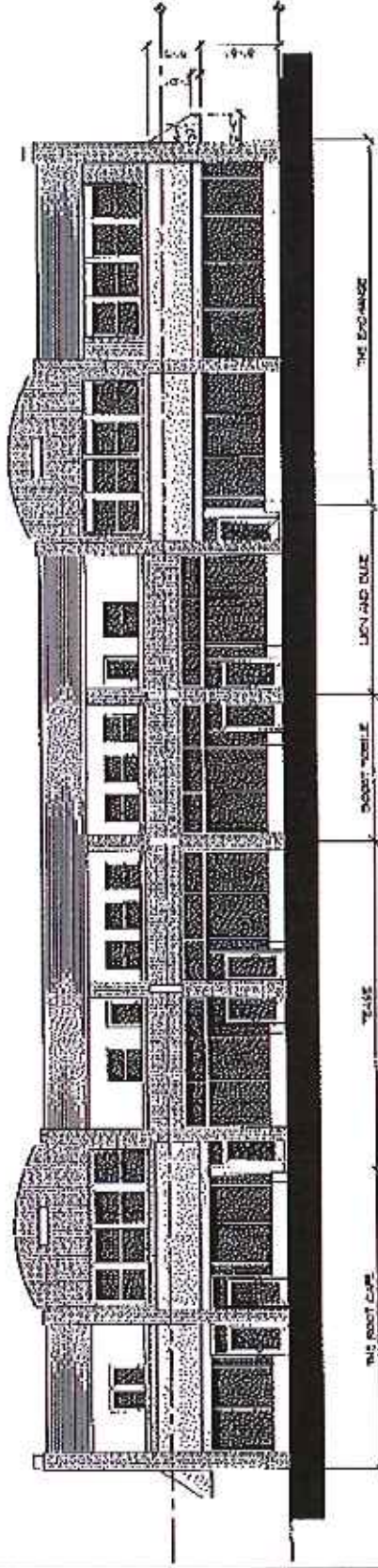
## 15100 Detroit Avenue Marjorie Building



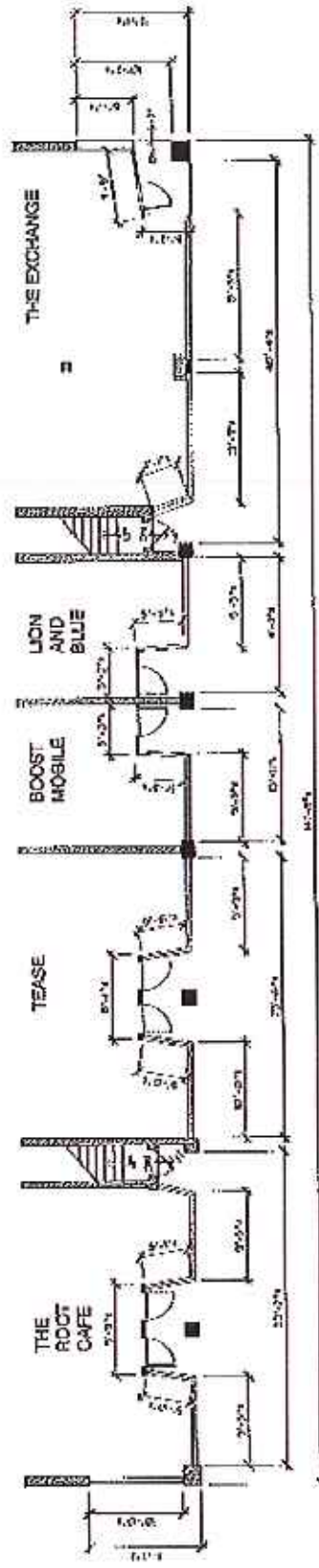
Site Plan for Marjorie Building  
1/64" = 1'-0"

# 15100 Detroit Avenue Marjorie Building



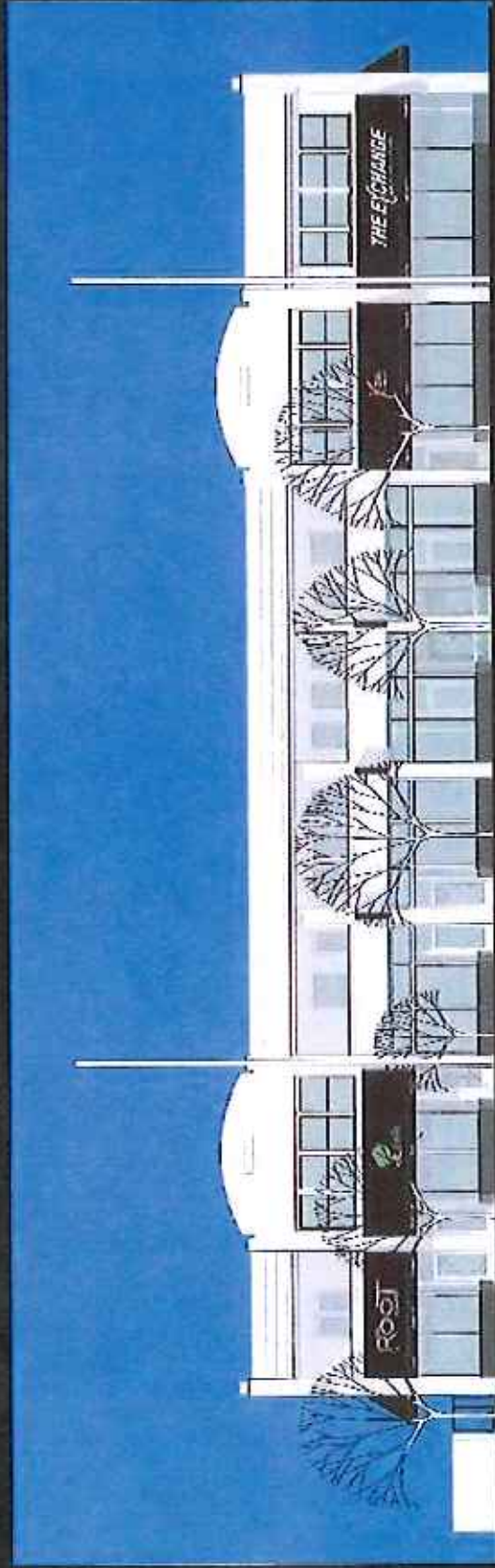


Proposed Front Elevation - 1  
1/8" = 1'-0"



Proposed Front Plan  
1/8" = 1'-0"

# 15100 Detroit Avenue Marjorie Building



Proposed Front Elevation - 1  
1/8" = 1'-0"

## 15100 Detroit Avenue Marjorie Building

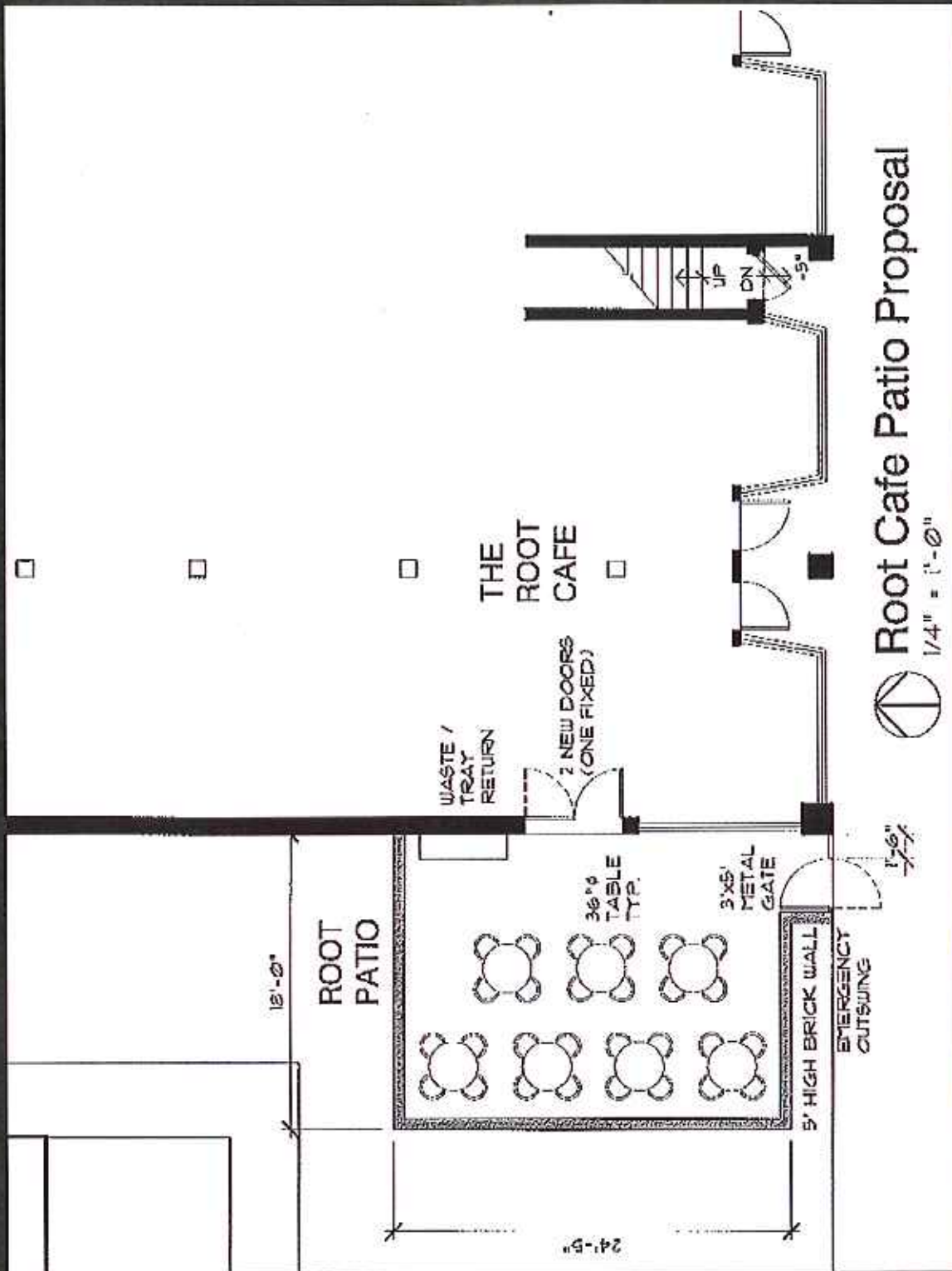
BZA November 2012





ADR November 2012

**15100 Detroit Avenue**  
**Marjorie Building**



15100 Detroit Avenue  
Marjorie Building





# Board of Zoning Appeals

November 2012

